



**CHAMBERLAIN, HRDLICKA, WHITE, WILLIAMS & AUGHTRY, P.C.**

A PARTNERSHIP OF PROFESSIONAL CORPORATIONS

ATTORNEYS AT LAW

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ATLANTA  
HOUSTON  
PHILADELPHIA  
SAN ANTONIO

January 20, 2023

|   |   |
|---|---|
| <b><u>CERTIFIED MAIL</u></b><br><b><u>RETURN RECEIPT REQUESTED</u></b><br>9314 8699 0430 0103 5274 77<br>Chenal Place Properties LLC<br>c/o Jill R. Bryant<br>5507 Ranch Dr., Ste. 201<br>Little Rock, AR 72223 | <b><u>CERTIFIED MAIL</u></b><br><b><u>RETURN RECEIPT REQUESTED</u></b><br>9314 8699 0430 0103 5276 51<br>Bed Bath & Beyond, Inc.<br>c/o C T Corporation System<br>124 West Capitol Avenue, Ste. 1900<br>Little Rock, AR 72201 |
|---|---|

Re: Place Services, Inc.'s Claim of Lien filed on 12309 Chenal Parkway, Suite A, Little Rock, AR 72211, Pulaski County.

To Whomever:

Enclosed please find for your records a Claim of Lien, which has been filed with the Pulaski County Clerk of Court in Arkansas.

Sincerely,

/s/ Chadd L. Reynolds

Chadd L. Reynolds

Enclosure

**EXHIBIT**

**C**

Prepared by and after filing, please return to:  
Chadd L. Reynolds, Esq.  
Chamberlain, Hrdlicka, White, Williams & Aughtry  
191 Peachtree Street, NE  
46<sup>th</sup> Floor  
Atlanta, GA 30303

**2023003881**  
**PULASKI CO. AR FEE \$50.00**  
PRESENTED  
1/19/2023 8:02:05 AM  
RECORDED  
01/19/2023 02:52:41 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: RUTHIE WATSON  
DEPUTY RECORDER



**VERIFICATION OF ACCOUNT  
AND CLAIM OF LIEN**

TO: Clerk of the Circuit Court of Pulaski County

FROM: Claimant: Place Services, Inc. 201 Gateway Drive, Canton Georgia 30115.

The undersigned, being duly sworn, states:

1. The Claimant sold and delivered to Bed Bath & Beyond, Inc. the materials, or furnished the labor, listed and set forth in the statement of account which is attached hereto as Exhibit A and incorporated herein. The final delivery of such materials, or furnishing of said labor, occurred within the last 120 days.
2. The attached statement of account is true and correct, and that there is now due and owing to Claimant, after allowing all credits, the sum of \$44,202.21.
3. The materials or labor were furnished for and used in the construction of the interior and exterior remodel of existing Bed Bath & Beyond which was constructed on the following-described property owned by Chenal Place Properties LLC as owner/lessor and Bed Bath & Beyond, Inc. as tenant/lessee in Pulaski County, Little Rock, Arkansas, more particularly described in Exhibit B which is incorporated herein.
4. The Claimant claims a lien on the property described in paragraph 3, Exhibit B, to secure the sum of \$44,202.21, plus attorney's fees and costs.
5. An Affidavit of Notice reflecting that Claimant has complied with the applicable provisions of Ark. Code. Ann. §§ 18-44-144 through 18-44-116 by sending notices, copies of which are attached as Exhibit C and incorporated herein.
6. That Todd Guthrie, the Chief Financial Officer of the Claimant, is authorized to release the lien.

This 18 day of January 2023.

VERIFICATION

I, Todd Guthrie, Chief Financial Officer of Place Services, Inc., a corporation, state under oath that the information contained above and in the attached statement of account is true and correct to the best of my knowledge and belief.

Place Services, Inc.

*Todd Guthrie*

By: Todd Guthrie

Its: Chief Financial Officer

State of Georgia

County of Cherokee

Sworn to and subscribed before me this 18<sup>th</sup> day of January, 2023, by

*Kimberly Presley*  
Notary Public

My commission expires: 9/22/24

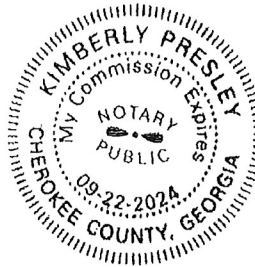


Exhibit "A"

TO OWNER: Bed Bath and Beyond  
650 Liberty Avenue  
Union City, NJ 07083

PROJECT:  
Bed Bath & Beyond #228  
12309 Chenal PKWY STE A  
Little Rock, AR 72211

FROM CONTR PRPlace Services Incorporated  
201 Gateway Drive  
Canton, GA 30115

APPLICATION #

PERIOD TO: 12/22/22

PROJECT NOS: 0228000RT

Distribution to:

|   |            |
|---|------------|
| x | OWNER      |
|   | CON MGR    |
| X | CONTRACTOR |

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM

2. Net change by Change Orders

3. CONTRACT SUM TO DATE (Line 1 + 2)

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

5. RETAINAGE:

a. 0% of Completed Work (Column D + E on G703)

b. 0% of Stored Material (Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

7. LESS PREV PMNTS & CERT FOR PAYMENT

8. CURRENT TOTAL PAYMENT DUE (\*\*taxes not to be included in contract total)

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

162,222.00

27,980.01

190,202.01

190,202.01

\$0.00

\$0.00

145,999.80

44,202.21

0.00

State of: GA

County of: Charlotte

Subscribed and sworn to before me this 22 day of December, 2022.

Notary Public: Johnathan Parks

My Commission expires: May 20, 2023

By: \_\_\_\_\_ Date: 12/22/22

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the Architect's knowledge, information and belief the Work has progressed as indicated, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

| CHANGE ORDER SUMMARY                               | ADDITIONS    | DEDUCTIONS |
|--|--------------|------------|
| Total changes approved in previous months by Owner | \$ 27,980.01 | \$ -       |
| Total approved this Month                          |              | \$ -       |
| TOTALS   | \$ 27,980.01 | \$0.00     |
| NET CHANGES by Change Order                        | \$           | 27,980.01  |



AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

APPLICATION NO: 2

APPLICATION DATE: 12/22/2022

PERIOD TO: 12/31/2022

PROJECT NO: 0228000RT

[illegible]

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Exhibit "B"

DESCRIPTION OF REAL PROPERTY

PART OF THE SE 1/4 NE 1/4, SECTION 5, T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS:  
STARTING AT THE SOUTHWEST CORNER OF SAID SE 1/4 NE 1/4; THENCE S 87° 11' 00" E, 30.00 FT. TO THE NORTHWEST CORNER OF LOT 1, TIMBER RIDGE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS AND THE POINT OF BEGINNING; THENCE N 01° 04' 29" E ALONG A LINE 30.00 FT. EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SE 1/4 NE 1/4, 576.48 FT. TO A POINT ON THE SOUTH LINE OF LOT 1, CHENAL BUSINESS ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S 87° 14' 17" E ALONG SAID SOUTH LINE, 335.27 FT.; THENCE N 47° 50' 12" E AND CONTINUING ALONG SAID SOUTH LINE, 10.61 FT.; THENCE S 87° 09' 44" E AND CONTINUING ALONG SAID SOUTH LINE 306.21 FT.; THENCE S 02° 55' 15" W, 286.16 FT.; THENCE NORTHEASTERLY ALONG THE ARC OF A 261.48 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N 70° 20' 20" E, 119.14 FT.; THENCE N 57° 10' 21" E, 100.00 FT.; THENCE N 14° 13' 46" E, 72.04 FT. TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHENAL PARKWAY; THENCE S 29° 21' 06" E ALONG SAID WEST RIGHT-OF-WAY LINE, 169.72 FT. THENCE SOUTHEASTERLY AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF A 1482.39 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S 29° 24' 15" E, 2.74 FT.; THENCE S 59° 33' 36" W, 21.89 FT.; THENCE N 30° 26' 24" W, 28.25 FT.; THENCE N 75° 26' 24" W, 59.68 FT.; THENCE S 57° 10' 21" W, 81.19 FT.; THENCE SOUTHWESTERLY ALONG THE ARC OF A 311.48 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S 61° 34' 05" W, 47.77 FT.; THENCE S 42° 33' 56" E, 106.62 FT.; THENCE S 02° 55' 15" W, 203.00 FT. TO A POINT ON THE NORTH LINE OF SAID TIMBER RIDGE; THENCE N 87° 11' 00" W ALONG SAID NORTH LINE 804.85 FT. TO THE POINT OF BEGINNING, CONTAINING 9.9373 ACRES MORE OR LESS.

Exhibit C

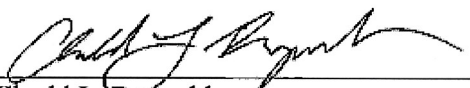
AFFIDAVIT OF NOTICE

The undersigned states on oath and affirms that he served the within Notices, in accordance with the applicable provisions of Ark. Code. Ann. §§ 18-44-144 through 18-44-116, on the following entities:

Via U.S. Certified Mail, Return Receipt Requested # 9314 8699 0430 0103 0738 51  
Chenal Place Properties LLC  
c/o Jill R. Bryant  
5507 Ranch Dr., Ste. 201  
Little Rock, AR 72223

Via U.S. Certified Mail, Return Receipt Requested # 9314 8699 0430 0103 0736 84  
Bed Bath & Beyond, Inc.  
c/o C T Corporation System  
124 West Capitol Avenue, Ste. 1900  
Little Rock, AR 72201

On January 9, 2023.

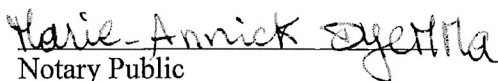


Chadd L. Reynolds  
Chamberlain, Hrdlicka, White, Williams & Augtry, P.C.  
191 Peachtree Street, N.E.  
Forty-Sixth Floor  
Atlanta, GA 30303  
*Attorney-in-fact for Place Services, Inc.*

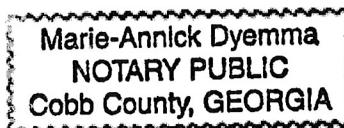
State of Georgia

County of Fulton

Sworn to and subscribed before me this 18<sup>th</sup> day of January, 2023, by

  
Notary Public

My commission expires: January 4, 2026







CHAMBERLAIN, HRDLICKA, WHITE, WILLIAMS & AUGHTRY, P.C.

ATTORNEYS AT LAW

GINA M. VITIELLO  
SHAREHOLDER  
DIRECT: 404.658.3426  
GINA.VITIELLO@CHAMBERLAINLAW.COM

191 PEACHTREE STREET, N.E.  
FORTY SIXTH FLOOR  
ATLANTA, GEORGIA 30303  
404.658.1410 800-800-0745  
FAX: 404.658.1852

ATLANTA  
HOUSTON  
PHILADELPHIA  
SAN ANTONIO

Certified Article Number:

0210 0100 0000 0000 0000 0000  
SENDER'S RECORD

January 9, 2022

Certified Article Number:

0210 0100 0000 0000 0000 0000  
SENDER'S RECORD

**VIA Certified Mail, Return Receipt**

**Requested No.**

Bed Bath & Beyond, Inc.  
c/o C T Corporation System  
124 West Capitol Avenue, Ste. 1900  
Little Rock, AR 72201

**VIA Certified Mail, Return Receipt**

**Requested No.**

Chenal Place Properties LLC  
c/o Jill R. Bryant  
5507 Ranch Dr., Ste. 201  
Little Rock, AR 72223

Re: ***NOTICE OF INTENT TO FILE A LIEN CLAIM (ARK. CODE ANN. § 18-44-114)***  
12309 Chenal Parkway, Suite A, Little Rock, AR 72211 (the "Property")

To: **Owner/Lessor:** Chenal Place Properties LLC

**Owner/Lessee:** Bed Bath & Beyond, Inc.

From: **Claimant:** Place Services, Inc.  
201 Gateway Drive  
Canton, GA 30115

This firm represents Place Services, Inc. ("Claimant") in connection with the above-referenced Property.

PLEASE TAKE NOTICE that Claimant holds a claim against the building or improvement located at 12309 Chenal Parkway, Suite A, Little Rock, AR 72211 in the amount of \$190,202.01. This amount is owed by Bed Bath & Beyond, Inc. and was incurred in connection with Claimant's providing certain labor, services, equipment or materials for the building or improvements.

PLEASE ALSO TAKE NOTICE that if this claim is not paid within 10 days of the date of this notice, Claimant intends to file a lien against the Property. If this claim is not paid within 20 days of the date of this notice, and Claimant is required to sue for enforcement of the claim, Claimant will be entitled to a reasonable attorney's fee in addition to other relief.

Sincerely,

Gina M. Vitiello

cc: Jeff Amason (via email)